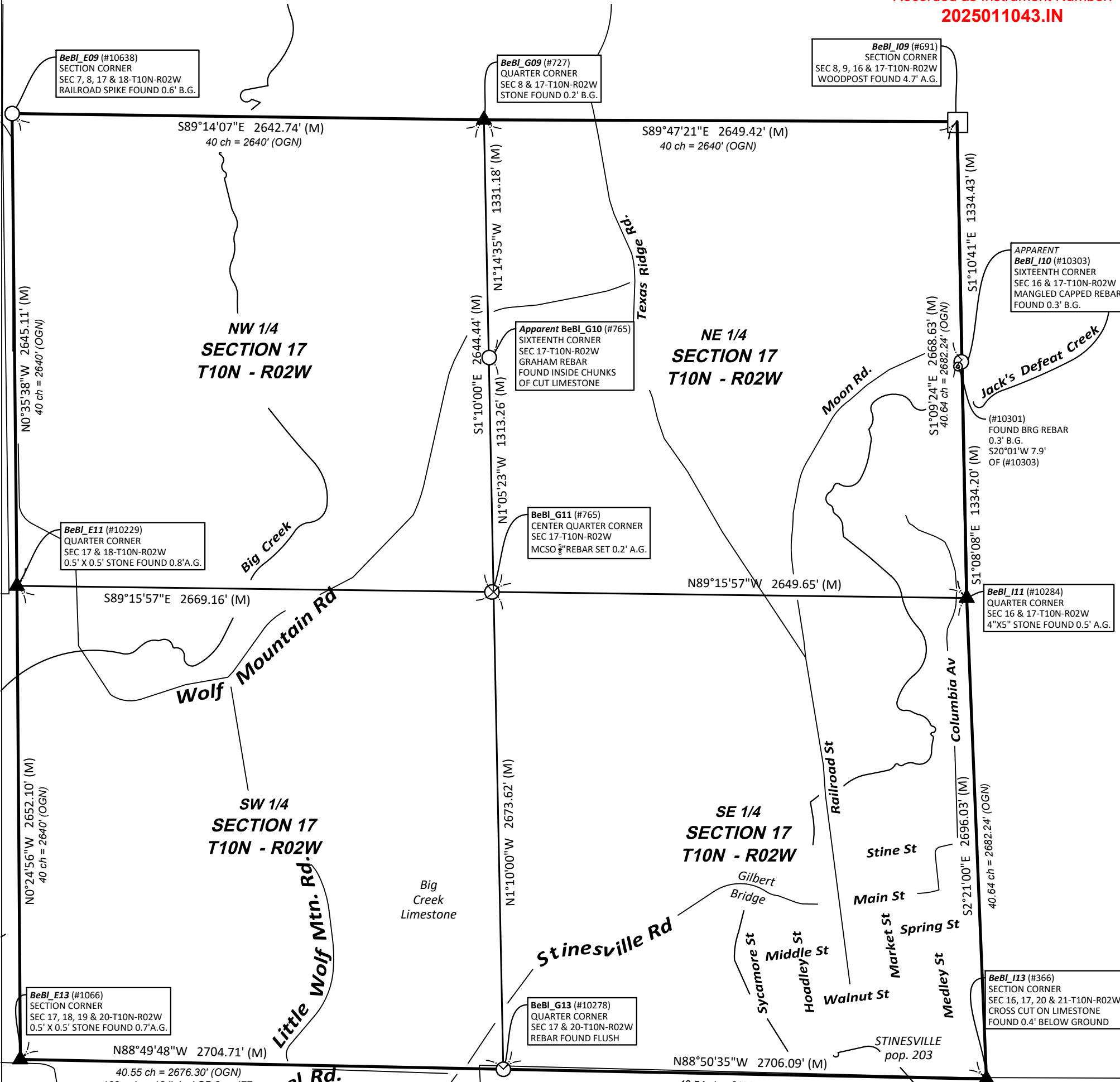


PLAT OF SECTION CORNER PERPETUATION SURVEY
SECTION 17- T10N - R02W

Bean Blossom Township * Monroe County, Indiana

RSID006510
Recorded as Instrument Number:
2025011043.IN



CERTIFICATION:
I hereby certify that to the best of my knowledge, ability and belief the within plat and report represent a survey made by me in accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code and completed on **July 22, 2025**.

Michael E. Sheppard
Professional Surveyor
No. 20100021
State of Indiana
msheppard@co.monroe.in.us



- NOTES:**
- Field work was performed in May 2024 thru June 2025.
 - This document is not complete without the associated report of survey.
 - Interior quarter-section corners, sixteenth-section corners and corners of minor subdivisions were not evaluated in any way unless shown hereon or specifically discussed in the report of survey. Bearing breaks may exist between section corners and quarter corners that are not shown. Bearings and distances are shown hereon to correlate corners and to assist in corner analysis.

- Basis of Bearings: Unless noted otherwise, the basis of bearings is Grid North NAD83(2011), Indiana West Zone, Epoch 2010.0000, Geoid Model G2012BU7, Datum NAD83_NO_TRANS, US Survey Feet, derived from GPS observations utilizing the Indiana Real-Time Network (INCORS). Coordinate data was collected with a Javad Triumph LS Network Rover and/or with a Sokkia Set 510 Total Station radially from points located with GPS. Distances obtained with GPS have not been adjusted to ground. To adjust grid distances to ground distances multiply them by a scale factor of 1) 1.00041208.

LEGEND:			
(M)	Measured Distance	B.G.	Below grade
(R-1884)	Record Distance	⊕	Harrison Monument
(OGN)	Original Government Notes	○	Iron Monument Found
(C)	Calculated Distance	●	Iron Monument Set
(CR)	Calculated from Record	⊙	Iron Pipe Found
RICH_U17	Corner Reference ID	Ⓜ	Mag Nail / Mag Spike
(#283)	Survey Point Number	□	Post Found
A.G.	Above grade	▲	Stone Found
		—	Line not to scale

SHEET
1
OF
3

Project: 2024-004
Field work by: MES, JMG, WEP & BWM
Drawn by: JMG
Reviewed by: MES, TER & SRB



OFFICE OF THE MONROE COUNTY SURVEYOR
Trohn Enright-Randolph Monroe County Surveyor
501 North Morton Street, Bloomington, IN 47404 (812) 349-2570

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security Number in this document, unless required by law.

Michael E. Sheppard

REPORT OF SURVEY:

In accordance with Title 865, Article 1, Chapter 12 of the Indiana Administrative Code, the following observations and opinions are submitted regarding the various uncertainties in the locations of the corners established by this survey as a result of availability and condition of reference monuments, occupation or possession lines, and clarity or ambiguity of the record descriptions and plats. There may be unwritten rights associated with these uncertainties. Any uncertainty associated with the corners shown hereon is inherently passed to any parcel corner dependent on its position. The Relative Positional Accuracy in the location of points shown on this survey is within that allowable for a rural survey (0.26 feet + 200 ppm) as defined by Title 865, Rule 12 of the Indiana Administrative Code.

The purpose of this survey is to perpetuate the section/half section corners in Section 17-T10N-R02W, 2nd Principal Meridian, Bean Blossom Township, Monroe County, Indiana. Interior quarter-section corners, sixteenth-section corners, and corners of minor subdivisions were not evaluated in any way unless specifically discussed herein. The relationship of the section/half section corners to the adjoining parcel boundary lines was not addressed. Occupation lines in the immediate vicinity of the monuments found or set are shown on the associated Monument Records on file in the Office of the Monroe County Surveyor.

Reference survey records were obtained from the Monroe County Surveyor, Monroe County Recorder, Monroe County Auditor, Monroe County Planning, Monroe County Highway Department, and the U.S. Army Corps of Engineers. Surveys consulted are included in the history section pertaining to each monument. Reference Survey ID numbers refer to the Monroe County Surveyor’s Reference Survey Database and Instrument numbers refer to the Monroe County Recorder’s Database.

MONUMENTS FOUND OR SET:

Monuments and corners evaluated in the process of this survey, the theory of location used to accept or establish these monuments and corners, and the surveyor’s opinion of the uncertainties associated with these monuments and corners are as follows:

BeBl_E09 Northwest corner Section 17 aka Southeast corner Section 7, aka Southwest corner Section 8, aka Northwest corner Section 18 Township 10 North Range 2 West (#10638) Railroad Spike found, 7” below and 2’ West of the physical center of a north-south stone road. The spike was certified to and referenced by Jess Gwinn, PLS, on a Monument Record card for the Monroe County Surveyors Office in 2020, where Mr. Gwinn notes the spike is believed to be over an iron pipe that has been accepted by several other surveyors as monumenting the Section corner. Based on Mr. Gwinn’s information and information obtained in this survey; this spike is in my opinion the most reliable evidence of the original location of the Section corner (originally established by the bureau of land management and monumented by a wood post circa 1815) with negligible uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_G09 North quarter corner Section 17 aka South Quarter corner Section 8 Township 10 North Range 2 West (Point #727) 0.4’ north-south by 0.3’ east-west peak of limestone found 0.2’ above ground, with a bent 5/8” rebar, 0.8’ above ground, 0.8’ west. The stone is at the beginning of an ancient southbound fence remnant line. There is a steel post with Monroe County Witness sign attached, 2.5’ above ground 1.5’ west of the stone. The stone is believed to have been set by MH Buskirk, Monroe County Surveyor, on May 3, 1889, via Legal Survey Book 2, page 474, from a found, standing, original witness tree. The stone is, in my opinion, the most reliable evidence of the original location of the South Quarter corner Section 8/North Quarter corner Section 17, Township 10 North Range 2 West, originally established by the bureau of land management and monumented by a wood post in 1815, with negligible uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_I09 Northeast corner Section 17 aka Northwest corner Section 16 aka Southeast corner Section 8 aka Southwest corner Section 9 Township 10 North Range 2 West (#691) 9” diameter, treated, power pole type, wood post, with metal plate on top, found with top 4.7’ above ground. The Post was found at an old occupation corner and thus the historically preserved, accepted and used location of the Section corner. It is known to have been used by numerous surveyors in modern history and is, in my opinion, the most reliable evidence of the original location of the Section corner common to Sections 8,9,16 &17,

originally established by the Bureau of Land Management and monumented with a wood Post in 1815, with negligible uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_I11 East Quarter corner Section 17 aka West Quarter corner Section 16 Township 10 North Range 2 West (#10284) Cross cut (this survey) in top of 5” north-south by 4” east-west cut limestone found with top 0.5’ above ground, on a wooded hillside, 6’ North of an old east-west fence remnant line. The base of the stone is shrouded in concrete. Its exact origin, method of establishment or how long it has been there is uncertain. The first survey I could find that distinctively shows the stone is a survey by Eric Deckard dated July 2, 2008, recorded in instrument #2008012090 in the Monroe County Recorder’s Office, (RSID004199 in the Monroe County Surveyors Office). Older surveys by Charles Graham show using something at the corner though do not show what, and whoever set the rebar with unreadable cap at point #10303, clearly tried to set it at a midpoint between this stone and the post a half mile to the North. An unsigned survey that has Ben Bledsoe’s name on it, by BRG survey company, in RSID005692, notes setting a rebar at a midpoint between the post a half mile North of this stone and one of the stones a half mile South of this stone, which midpoint would be ±S27-52W 14.3’ From this stone, but nothing was found at this location and since this location fell on a rock ledge it led me to be suspicious if BRG actually visited the site in their 2007 Survey. Said 2007 survey does appear to be the origin of the rebar found at point #10301 (S28° 01’W 7.9’ from #10303), which is close to online and at a 4-way proportionate split of the distance between the post a half mile North of BeBl_I11 and one of the stones a half mile South of it. We searched and probed for a stone noted in legal survey books in the vicinity of #10301 and #10303 to no avail. We also laid out and searched for evidence of the reference trees cited in Legal Survey Book 2, pages 477 & 478 to BeBl_I11 to no avail. We found a Penturf PLS capped rebar (#10286) at an old fence intersection ±20’ to the East. I contacted Mr. Penturf, and he sent me a copy of his survey, and I indexed it as RSID005691 in the Monroe County Surveyors Office. I did see validity in Mr. Penturf’s method of establishment of his rebar, and it would be closer to a proportional split between the stone found at BeBl_I13 and the wood post at BeBl_I09 and it is at an old fence intersection, however this is not the only old fence intersection in the area. Though I don’t have clear documentation of the stone’s method of establishment, I have to assume whoever set it was very confident they knew the corners original location due to the effort they put in setting such a monument and shrouding it in concrete and it is noteworthy that the distance between the stone at BeBl_I11 and the Mundy PLS capped rebar at BeBl_M11 (East quarter corner of Section 16-10N-2W) measured 5368.38’, vs the distance cited in Legal Survey Book 1, page 89 of 325 poles and 23 Links (5377.68’), therefore it is my opinion the stone is the most reliable evidence of the original location of the corner, though with an uncertainty of as much as 31.1’, since an on line equidistant split between the stone found at BeBl_I13 and the wood post found at BeBl_I09 would net a position South 65 degrees 37 minutes East 31.1’ from the stone. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_I13, Southeast corner Section 17 aka Southwest corner Section 16 aka Northeast corner Section 20 aka Northwest corner Section 21 Township 10 North Range 2 West, (#366) cross ground on jagged, broken top, 0.2’ below ground, of limestone that is smooth cut and 0.6’ north-south by 0.6’ east-west square, beginning 0.4’ below ground. This stone, in my opinion, is clearly the monument used in a 1929 survey for Indiana Limestone Company, documented in this office in RSID004892. The survey shows a circle symbol at this corner which symbol only shows in the legend as “monuments”. The words “RELOCATED BOUND” appear by the corner on the survey plat, perhaps indicating it was set in said survey. The alignment of the entire East line of Section 20 Township 10 North Range 2 West was based on this stone and the East quarter corner and Southeast corner of the Section have been held in numerous other surveys since then also. The second stone noted in this office (#10140) is ±70’ West. The first documentation I found of this second stone is a tie sheet signed by Monroe County Surveyor Steven V Farkas dated April 18, 2001. Where this second stone came from and when and how it was set is not clear. A 2nd tie sheet was documented and filed in this office for this second stone, signed by Ben Bledsoe PLS, dated December 27, 2004, which is peculiar because he (Mr. Bledsoe) did a survey dated May 8, 1991, filed in RSID005618 that showed this Section corner calculated very close to where I found the old stone this survey. A third tie sheet was documented and filed in this office for the second stone by Monroe County Surveyor Kevin Enright dated June 15, 2006, this 3rd tie sheet was approved by the Monroe County Survey review board on July 18, 2006. I found a survey by Raymond Graham dated February 6, 2001, recorded in instrument #2001002605 in the Monroe County Recorder’s Office and indexed it as RSID005731 in the Monroe County Surveyors Office, where Mr. Graham did a survey to the North of the Section corner at BeBl_I13 and noted occupation lines pointing to a point 69.66’ East of the stone that had current ties at the time in this Office. Mr. Graham cites in his report:

SHEET 2 OF 3	CORNER PERPETUATION SURVEY SECTION 17 – T10N - R02W Bean Blossom Township Monroe County, Indiana	Project: 2024-004 Field work by: Michael E. Sheppard, William E. Phillips, Bill W. Myers & Jason M. George Drawn by: JMG Reviewed by: MES, TER & SRB	 OFFICE OF THE MONROE COUNTY SURVEYOR Trohn Enright-Randolph Monroe County Surveyor 501 N Morton Street Ste. 205, Bloomington, IN 47404 surveyoroffice@co.monroe.in.us
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A. REFERENCE MONUMENTS: Existing 4"x 4" stone found at supposed SW corner Section 16. This stone was recentley set by the unregistered County Surveyor in year 2000. However there was no documentation recorded to justify it's position for this stone monument. Rebar I found no documentation the stone was set in 2000 by an unregistered County Surveyor, but did find it interesting that this survey documented it did not agree with occupation lines to the North and was amazed how close Mr. Graham's 69.66' dimension came to the stone I found, that he did not find. It would appear the house built on the parcel immediately to the South of the stone found this survey was built on a parcel that was laid out and described based on the newer stone. Which stone truly represents the most reliable location of the Post set in the original 1815 survey may be considered to have an uncertainty of up to 70', though it is my opinion the stone known to have been in place in 1929 is the most reliable evidence of the corner's original location. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_G13 South Quarter corner Section 17 aka North Quarter corner Section 20 Township 10 North Range 2 West (#10278) Graham PC capped rebar found with top 0.1' above ground on a wooded ridge top. Instrument #2003002897 in the Monroe County Recorder's Office, Tract 14 refers to a survey by C.D. Graham dated January 20, 2003 as its basis and though the description does not call for monuments, when compared to monuments found this survey at other Section corners, which Section corners are called out in said description, this rebar agrees with the geometry of the description and thus appears to have been set in said survey. I contacted Mr. Graham and the attorney's office that prepared the deed but have not yet been able to obtain a copy of said survey. The found rebar at #10278 is ±0.3' South of a straight line between the stones found at the Southeast corner Section 17/Northeast corner section 20 (#366 BeBl_I13) and the stone found at the Southwest corner Section 17/Northwest corner section 20 (#1066 BeBl_E13) and ±1' West of where proportionate measurement would place it between said stones considering the original dimension of the East half of the Section line to be 40.54 chains and the original dimension of the West half of the Section line to be 40.55 chains or ±0.7' West of where proportionate measurement would place it between said stones considering it was originally placed at average distance between the Section corners as the original notes also cite. Therefore, this rebar, in my opinion, bears a maximum uncertainty of 0.5' north-south and 1.5' east-west. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_E13, Southwest corner Section 17 aka Southeast corner Section 18 aka Northeast corner Section 19 aka Northwest corner Section 20 Township 10 North Range 2 West (#1066) 0.5' by 0.5' Limestone with X across top, found 0.7' above ground, near the top of a roadside bank on the north side of Mt. Carmel Road. The stone is believed to be the monument, or at least at the location of the monument set in 1854 by James Woodburn Deputy Surveyor, in Legal survey Book 1, page 267. Mr. Woodburn did not record the characteristics of the monument he set, or his method of establishment for setting it, but I presume with him being within 40 years of when the original post being set, that he had references to work from. Due to the existence of a second limestone that has potential corner stone characteristics, being found North 11 degrees East, 7.0', I would consider the stone at #1066 having a maximum uncertainty of 7'. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_E11 West Quarter corner Section 17 aka East Quarter corner Section 18 Township 10 North Range 2 West (#10229) 0.5' by 0.5' cut Limestone, with cross on top, found 0.8' above ground, on a steep North facing wooded hillside. It is presumed this is the monument, or at the location of the monument set by J Paynter Monroe County Surveyor, on 12/07/1854. This, coupled with its location relative to other corner monuments and occupation lines, in and around the Section, makes it in my opinion, the most reliable evidence of the originally established location of the Quarter Corner at BeBl_E11, with negligible uncertainty. More detailed information about this corner, including the corners known history, location relative to occupation lines, reference ties, State Plane coordinates, photos etc. is available on a Monument Record card in the Monroe County Surveyors Office and on their online Monroe County Surveyor utility site.

BeBl_G11 Center Quarter corner (#765), having found no survey records noting prior establishment of this corner, nor any visible occupation lines in its vicinity, it was set at the intersection of the lines joining the opposite quarter corners of the Section, per the procedures set forth by the bureau of land management for establishment of the center of a Section of land. It is noteworthy that there is a

rebar with a mangled, unreadable cap found (#10425) 9.40' West of the Rebar set this Survey. The 2010 visit to this site, by this office, cites the cap on the rebar was readable at that time and read Graham PC. Instrument #2003002897 in the Monroe County Recorder's Office, Tract 14 refers to a survey by C.D. Graham dated January 20, 2003 as its basis and though the description does not call for monuments, when compared to monuments found this survey at other Section corners, which Section corners are called out in said description, this rebar agrees with the geometry of the description and thus appears to have been set in said survey. I contacted Mr. Graham and the attorney's office that prepared the deed but have not yet been able to obtain a copy of said survey. The found rebar at #10425 is ±0.2' South of a straight line between the stones found at the West Quarter corner of the Section (#10229 BeBl_E11) and the East Quarter of the Section (#10284 BeBl_I11) and ±9.9' West of a straight line between the Stone at the North Quarter corner of the Section (#727 BeBl_G09) and the Graham PC rebar at the South Quarter corner of the Section (BeBl_G13). I found this peculiar since the Graham PC capped rebar a Quarter mile to the North (#10479 apparent BeBl_G10) that was found by broken chunks of a cut limestone, is only ±1.8' East of a straight line between the monuments at said BeBl_G09 and BeBl_G13. As such I could not figure out why it was set where it was other than I observed it is only ±0.2' from an equidistant split between the monuments at said BeBl_E11 and BeBl_I11 and therefore hypothesis that that is how it was established, which method of establishment would not be in harmony with the Survey procedures for establishment of the Center of a Section of land and therefore I could not accept it as controlling the Center of the Section. Also noteworthy was the discovery of the cut Limestone found lying on the ground ±5' Northeast of the Rebar set this survey. On top of the North end of this stone is engraved either the number 4 or the letter A. It is evident that somebody either set this stone or planned to set this stone to monument this corner, but who and where they set it or were going to set it is undeterminable.

Other corners searched for:

BeBl_G10, at this sixteenth corner between the center and North quarter corner corner of the Section, a rebar with cap inscribed Graham P.C. was found 0.4' above ground with 4 chunks of 0.5' by 0.5' cut limestone lying on the ground around it. The rebar was measured to be ±1.8' East of a straight line between the monuments at said BeBl_G09 and BeBl_G13 and ±8.9' South of an equidistant split between them.

BeBl_I10, at this sixteenth corner between the Northeast corner Section 17/Northwest corner Section 16 (#691 BeBl_I09) and the East quarter corner Section 17/West quarter corner Section 16 (#284 BeBl_I11), a rebar with unreadable cap (#10303 was found very close to an online equidistant split between the monuments at said BeBl_I09 and BeBl_I11. A second rebar, with BRG cap (#10301) was found S28° 01'W 7.9' from #10303. We searched and probed for a stone noted in legal survey books in the vicinity of #10301 and #10303 to no avail.

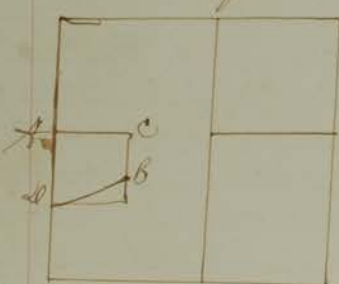
- 29th white oak 18 inches in diameter N 31 $\frac{1}{2}$ ° W 91 $\frac{1}{2}$ lks dist
 white oak 24 inches in diameter S 23° W 33 lks dist
 white oak 20 inches in diameter N 86° E 2 $\frac{1}{2}$ lks dist
 36th Gum 12 inches in diameter N 41° E 27 links distant
 white oak 50 inches in diameter S 77° W 36 links distant

Dec 7th 1834

T 3 N R 2 W

Ran the following lines and established the following corners for Philip Bunger commencing on the S.E. Sec corner of Section 2 running N to the section line on the state road corner on N.E. Sec line in the state road white oak 30 inches in diameter S 31° W 84 links distant
 X Hickory 20 inches in diameter S 59° W 110 links distant
 The half mile stake South Hickory 24 inches in diameter S 69° W 70 links distant Hickory 18 inches in diameter N 72 $\frac{1}{2}$ ° W 3 $\frac{1}{2}$ links distant
 S.E. Section corner section 10 2 White oak 20 inches in diameter N 42 $\frac{1}{2}$ ° E 91 links distant
 Beech 20 inches in diameter N 2° W 13 $\frac{1}{4}$ links distant
 John C. Paynter Surveyor

Land F. Watts and Biddle T 10 Sec 14 R 2 W
 N.W. corner of the Stone quarry the half mile stake of the middle of Section 14 West



Ran the following lines and established the following corners commencing at 'A' running South 89 rods to 'D' next running from the same corner running East 73 rods Thence S 30 rods Thence S W 77 rods and some links to Beech 24 inches in diameter N 86° E 33 lks
 Beech 24 inches in diameter N 34° E 33 lks

D ¹	Beech 12 inches in diameter	N 47° E 5 $\frac{1}{2}$ links distant	
"	Beech 7 "	" "	N 69° W 13 $\frac{1}{4}$ "
"	Beech 2 "	" "	S 60° W 13 "
"	White oak 15 "	" "	N 51° E 18 $\frac{1}{4}$ "
"	Beech 15 "	" "	S 84° W 7 $\frac{1}{2}$ "
"	Gum 24 "	" "	W 12° W 103 "

Dec 18th Land Walker and Hall Sec 7 T 7 R 2 W
 Ran the following lines and established the following corners commenced at the interior ran N 30 P - Black oak 15 inches in diameter N 21° E 23 links distant W Walnut 12 inches in diameter S 36° E 22 links distant Thence west 141 P & 1 lks
 Sycamore 30 inches in diameter S 41° E 50 links distant
 Chain bearers Adams and Sparks

John C. Paynter Surveyor A.C.

A Map of the town of **STINESVILLE, IND.**

Legend

Drawn from records on file at the
office of the Monroe County Recorder.
All dimensions shown are for reference
only, for exact descriptions of all lots
and parcels of land within the corporate
limits, see Recorder's file.
Scale, 1 inch equals 100 feet.
All lot numbers without prefix are a part
of the original town.
The several additions indicated as per
the following prefixes:
H. Headley's Addition, M. Miller's Addition,
A. Avondale Addition, C. Columbian Addition,
E. Easton's 2nd Addition.
* Easton's 1st Addition shows a part of
Bean Blossom Township School property.